

CHAPTER 21 OFF-STREET PARKING REQUIREMENTS

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2100 AUTHORITY TO REQUIRE PARKING FACILITIES

- 2100.1** AU buildings or structures erected on or after May 12, 1958, shall be provided with parking spaces to the extent specified in §2101, except as permitted by §2102.
- 2100.2** No application for a building permit for a building or structure to be erected on or after May 12, 1958, shall be approved unless there is included with the plans for the building or structure a parking plan showing the location, dimensions, and grades of all parking spaces and approaches thereto in accordance with the provisions of this chapter.
- 2100.3** No certificate of occupancy shall be issued for the use of a building or structure erected on or after May 12, 1958, unless the required parking spaces shall have been provided in accordance with the parking plan provided for in the approved building permit.
- 2100.4** Except as provided in §2100.5, when the use of a building or structure is changed to another use which requires more parking spaces than required for the use existing immediately prior to the change or, if the building or structure is vacant, the use which existed immediately prior to the vacancy, parking spaces shall be provided for the additional requirement in the amount necessary to conform to §2101.
- 2100.5** No additional parking spaces shall be required for a historic landmark or a building or structure located in a historic district which is certified by the State Historic Preservation Officer as contributing to the character of that historic district.

- 2100.6 When the intensity of use of a building or structure existing before May 12, 1958, is increased by an addition or additions of employees, dwelling units, gross floor area, seating capacity, or other unit of measurement specified in §2101, parking spaces shall be provided for the addition or additions, subject to §§2100.7 through 2100.9.
- 2100.7 Parking spaces shall not be required for the addition or additions unless the addition or additions increase the intensity of use of the building or structure by more than twenty-five percent (25%) of the aggregate.
- 2100.8 Parking spaces for the addition or additions need not exceed the amount of parking spaces which would be required for the entire structure as proposed if constructed new.
- 2100.9 The determination of the increase of intensity of use shall be based on the total increase in intensity of use the structure undergoes on or after May 12, 1958, whether the total increase occurs at one time or in successive stages.
- 2100.10 In the case of a building or structure for which the Zoning Regulations now require more parking spaces than were required when the building or structure was built, the following shall be required:
- (a) If the existing number of parking spaces now provided is less than or equal to the minimum number of parking spaces now required by this chapter, the number of parking spaces cannot be reduced; and
 - (b) If the existing number of parking spaces now provided is more than the minimum number of parking spaces now required by this chapter, the number of parking spaces cannot be reduced below the minimum number of parking spaces required by this chapter.

2101 SCHEDULE OF REQUIREMENTS FOR PARKING SPACES

- 2101.1 On and after May 12, 1958, all buildings or structures shall be provided with parking spaces as specified in the following table:

USES	<u>NUMBER OF PARKING SPACES REQUIRED</u>
COMMERCIAL BUILDINGS	
Art Gallery	
All districts	In excess of 3,000 ft.² , 1 for each 300 ft.² of gross floor area and cellar floor area

2101.1 (Continued)

<u>USES</u>	<u>NUMBER OF PARKING SPACES REQUIRED</u>
Chancery: R-5-D	1 for each 1,200 ft. ² of gross floor area devoted to chancery use, or as determined by the Board of Zoning Adjustment
R-5-E	1 for each 1,800 ft. ² of gross floor area devoted to chancery use, or as determined by the Board of Zoning Adjustment
D	1 for each 800 ft. ² of gross floor area devoted to chancery use, or as determined by the Board of Zoning Adjustment
SP, W, CR, C, C-M, M	Same as required for general office
Clinic: R-4, R-5	1 space for each 300 ft. ² of gross floor area or cellar floor area
Fast Food Restaurant: C-2, C-3-A: In a building having a side yard	In excess of 1,500 ft. ² , 1 for each additional 100 ft. ² of gross floor area and cellar floor area
In a building having no side yard	Same as required for retail or service establishment in the district in which located
All other districts	Same as required for retail or service establishment in the district in which located
Food Delivery Service: C-2, C-3-A, C-3-B, W, CR, and other districts in which the use is permitted	1 for each 300 ft.* of gross floor area and cellar floor area
Hotel or Inn: R-5-B, R-5-C R-5-D R-5-E C-1, C-2, C-3-G W	1 for each 2 sleeping rooms or suites 1 for each 4 sleeping rooms or suites 1 for each 2 rooms usable for sleeping plus 1 for each 150 ft. ² of floor area in either the largest function room or the largest exhibit space, whichever is larger
SP, C-3-B, C-3-C CR	1 for each 4 rooms usable for sleeping plus 1 for each 300 ft. ² of floor area in either the largest function room or the largest exhibit space, whichever is larger

2101.1 (Continued)

<u>USES</u>	<u>NUMBER OF PARKING SPACES REQUIRED</u>
Hotel or Inn: (Continued) C-4, C-5 (PAD)	1 for each 8 rooms usable for sleeping
C-M, M	1 for each room usable for sleeping plus 1 for each 150 ft.^2 of floor area in either the largest function room or the largest exhibit space, whichever is larger
Office General, including television and radio broadcast studio:	
C-1, C-2-A, C-3-A	In excess of 2,000 ft.^2 , 1 for each additional 600 ft.^2 of gross floor area and cellar floor area
W, C-2-B, C-2-C, C-3-B, C-3, C, SP, CR	In excess of 2,000 ft.^2 , 1 for each additional 1,800 ft.^2 of gross floor area
C-4 For a building or structure built on a lot having an area of 10,000 ft.^2 or less	No requirement
For a building or structure built on a lot having an area of more than 10,000 ft.^2	In excess of 2,000 ft.^2 , 1 for each additional 1,800 ft.^2 of gross floor area
C-5 (PAD)	No requirement
C-M, M	In excess of 2,000 ft.^2 , 1 for each additional 800 ft.^2 of gross floor area and cellar floor area devoted to that use
Office - Medical and dental, clinic, veterinary doctor or veterinary hospital:	
C-4	Same as required for general office
C-5 (PAD)	No requirement
C-1, C-2, C-3.A: If the space devoted to medical or dental use is less than 25% of the gross floor area and cellar floor area of the entire structure	Same as required for general office for district in which located
If the space devoted to medical or dental use is 25% or more of the gross floor area and cellar floor area of the entire structure, for that portion of the structure devoted to medical and dental offices	Twice the number of spaces required for general office for district in which located

2101.1 (Continued)

<u>USES</u>	<u>NUMBER OF PARKING SPACES REQUIRED</u>
Office Medical and dental, clinic, <i>veterinary</i> doctor or veterinary hospital: (Continued)	
All other districts:	
If the space devoted to medical or dental use is less than 25% of the gross floor area of the entire structure	Same as required for general office for district in which located
If the space devoted to medical or dental use is 25% or more of the gross floor area of the entire structure, for that portion of the structure devoted to medical and dental offices	Twice the number of spaces required for general office for district in which located
Retail or service establishment except gasoline service station and repair garage:	
C-1, C-2-A, C-3-A C-M-I, M	In excess of 3,000 ft.^2 , 1 for each additional 300 ft.^2 of gross floor area and cellar floor area
W, CR, C-2-B, C-2-C, C-3-B, C-3-C, C-M-2, C-M-3	In excess of 3,000 ft.^2 , 1 for each additional 750 ft.^2 of gross floor area
C-4	In excess of 30,000 ft.^2 , 1 for each additional 3,000 ft.^2 of gross floor area
C-5 (PAD)	No requirement
Gasoline service station: All districts	1 for each 300 ft.^2 of gross floor area, excluding any pump island canopy and any kiosk adjacent to the pumps used exclusively as an attendant's shelter
Repair garage: All districts	4 plus 1 for each 200 ft.^2 of gross floor area
INSTITUTIONAL:	
Hospital:	
C-4, C-5 (PAD)	No requirement
All other districts	1 for each bed

2101.1 (Continued)

<u>USES</u>	<u>NUMBER OF PARKING SPACES REQUIRED</u>
MANUFACTURING. INDUSTRIAL OR WHOLESALE ESTABLISHMENT:	
All districts	1 for each 1,000 ft. ² of gross floor area
PLACES OF PUBLIC ASSEMBLY EXCEPT HOTELS):	
.Arena. armory, assembly ball, auditorium, community center, concert hall, convention hall, dance ball, funeral parlor. ice or roller skating rink. public hall. stadium or theatre:	
C-4. C-5 (PAD)	No requirement
All other districts	1 for each 10 seats of occupancy capacity for the first 10,000 seats, plus 1 for each 20 seats above the first 10,000; Provided, that where such seats are not fixed, each seven square feet 7 ft. ² usable for seating shall be considered 1 seat
Boat club or marina: All districts	1 for each 4 berths or slips
Churches: C-3-C. C-4, C-5 (PAD)	No requirement
All other districts	1 for each 10 seats of occupancy capacity in the main sanctuary; Provided, that where the seats are not fixed, each 7 ft. ² usable for seating or each 18 in. of bench if benches are provided shall be considered 1 seat
Recreational building or use: All districts	1 for each 2,000 s.f. devoted to the building or use
RESIDENTIAL USES	
Apartment house or multiple dwelling:	
R-5-A C-1	1 for each dwelling unit
R-5-B. C-2-A C-3-A	1 for each 2 dwelling units
R-4, R-5-C. R-5-D, C-2-B, W. CR	1 for each 3 dwelling units
R-5-E. SP. C-2-C. C-3-B. C-3-C. C-4, C-5 (PAD)	1 for each 4 dwelling units

2101.1 (Continued)

<u>USES</u>	<u>NUMBER OF PARKING SPACES REQUIRED</u>
Community based residential facility:	
All districts other than C-3, C-4, C-5(PAD):	
1 to 8 persons housed	1
9 to 15 persons housed	2
16 or more persons housed	As determined by the BZA
C-3, C-4, C-5 districts	1 for each 10 persons housed
Dormitory, sorority or fraternity house not approved as part of a campus plan:	
All districts	1 for each 5 beds
Flat:	
R-S-A	1 for each dwelling unit
All other districts	1 for each two dwelling units
One-family dwelling	
All district8	1 for each dwelling unit
Publicly assisted housing, reserved for the elderly and/or handicapped:	
All districts	1 for each 6 dwelling units
Rooming or boarding house:	
All districts	1 plus 1 for each 5 rooming units
SCHOOLS	
Child /elderly development center:	
Au districts	1 for each 4 teachers and other employees
College or other institution of higher learning, business trade, or other school and accessory uses located on the campus:	
C-4, C-5(PAD)	No requirement
All other districts	For each building: 2 for each 3 teachers; plus either 1 for each 10 classroom seats or 1 for each 12 stadium seats or 1 for each 10 auditorium seats, whichever is greater, except as provided in §2106
Elementary and Junior High School:	
All districts	2 for each 3 teachers and other employees

2101.1 (Continued)

<u>USES</u>	<u>NUMBER OF PARKING SPACES REQUIRED</u>
High school and accessory uses: All districts	2 for each 3 teachers and other employees, plus either 1 for each 20 classroom seats or 1 for each 10 seats in the largest auditorium, gymnasium or area usable for public assembly, whichever is greater
WAREHOUSE:	
All districts	1 for each 3,000 ft. ² of gross floor area
ALL OTHER USES:	
All districts	1 for each 600 ft. ² of gross floor area and cellar floor area
2101.2	Nothing contained in this section shall be construed to prohibit the establishment of accessory parking spaces in an amount which exceeds that required by §2101.1; Provided, that each case complies with all other applicable provisions of this chapter and chapter 23.
2101.3	Nothing contained in this section shall be construed to prohibit the establishment of parking spaces accessory to buildings or structures for which no required parking spaces are specified in §2101.1; Provided, that each case complies with all other applicable provisions of this chapter and chapter 23.
2102	EXCEPTIONS TO THE SCHEDULE OF REQUIREMENTS: C-4 DISTRICT
2102.1	In a C-4 district, the provisions in this section shall apply.
2102.2	The parking requirements applicable to a Disposition Lot as defined in the urban Renewal Plan for the Downtown Urban Renewal Area shall be as specified in that Plan.
2102.3	The parking spaces required pursuant to §2101.1 for office and retail and service uses need not be limited to use by employees, occupants, guests, visitors or customers of such uses and may be used for general public parking.

2103 EXCEPTIONS TO THE SCHEDULE OF REQUIREMENTS: DOWNTOWN URBANRENEWALAREA

- 2103.1 Within the Downtown Urban Renewal Area, parking spaces required for all uses need not be provided if adopted public law or municipal regulation prohibits a curb cut on the street on which the lot faces and there is no other alternative access to the lot through a street or alley.
- 2103.2 Within the Downtown Urban Renewal Area, the Board of Zoning Adjustment is hereby authorized to reduce or eliminate the amount of parking spaces required for all uses and to approve parking plans for buildings or structures to provide all the required parking spaces in an off-site collective parking facility; Provided, that the provisions of §§2103.3 through 2103.6 are satisfied.
- 2103.3 Parking spaces may be reduced if other adopted public law, policy or municipal regulation requires or recommends that the street not be broken with a curb cut and there is no other alternative access to the lot through a street or alley.
- 2 103.4 The Board shall give consideration to the following factors:
- (a) The nature, and location of the structure;
 - (b) The maximum number of students, employees, guests, customers, or clients which can reasonably be expected to use the proposed building or structure at one (1) time;
 - (c) The amount of traffic congestion existing or which the building or structure can reasonably be expected to create in the neighborhood;
 - (d) The quantity of existing public, commercial, or private parking, other than curb parking, on the property or in the neighborhood which can reasonably be expected to be available when the building or structure is in use; and
 - (e) The proximity to public transportation, particularly Metrorail stations, and the quality of public transportation service in the area, or a ride-sharing program approved by the District of Columbia Department of Public Works.
- 2103.5 If the applicant relies on a ride-sharing program, the applicant shall demonstrate to the Board that the program shall continue as long as the use continues.
- 2103.6 Prior to taking final action on an application, the Board shall refer the application to the District of Columbia Departments of Public Works and Housing and Community Development for review and report.

2104 EXCEPTIONS TO THE SCHEDULE OF REQUIREMENTS: NEAR METRORAIL STATIONS

2104.1 The number of parking spaces required under §2101.1 for a nonresidential building or structure located within a radius of eight hundred feet (800 ft.) of a Metrorail station entrance may be reduced by up to twenty-five percent (25%); Provided, that the following requirements are met:

- (a) The building or structure is located in a nonresidential district and is at least eight hundred feet (800 ft.) from any R-1, R-2, R-3, or R-4 districts; and
- (b) The Metrorail station is currently in operation or is one (1) for which a construction contract has been awarded.

2105 EXCEPTIONS TO THE SCHEDULE OF REQUIREMENTS: CENTRAL EMPLOYMENT AREA

2105.1 The number of parking spaces required under §2101.1 for a nonresidential building or structure located within the Central Employment Area may be reduced or eliminated; Provided, that the following requirements are met:

- (a) The building or structure has a direct connection to a Metrorail station currently in operation or for which a construction contract has been awarded; and
- (b) For a Disposition Lot, as depicted on Map No. 5 of the Urban Renewal Plan for the Downtown Urban Renewal Area, as modified by the National Capital Planning Commission and approved by the Council of the District of Columbia through July 5, 1983, parking may not be reduced below the limit specified in that Plan.

2106 EXCEPTIONS TO THE SCHEDULE OF REQUIREMENTS: COLLEGES AND UNIVERSITIES

2106.1 For a college or university use, if a campus plan has been approved by the Board of Zoning Adjustment for the college or university, parking shall be provided as set forth in the approved campus plan.

2107 EXCEPTION TO THE SCHEDULE OF REQUIREMENTS: OUTSIDE THE CENTRAL EMPLOYMENT AREA

2107.1 The Board of Zoning Adjustment is hereby authorized to reduce or eliminate the amount of required parking spaces for nonresidential buildings or structures located outside the Central Employment Area: Provided, that the building or structure is provided with a direct connection to a Metrorail station currently in operation or for which a construction contract has been awarded.

2107.2 The parking spaces normally required are not necessary to serve the use located in the building or structure. In determining whether the parking spaces are necessary, the Board shall give consideration to the following:

- (a) The nature and location of the building or structure and the nature and location of the connection to Metrorail;
- (b) The maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one (1) time;
- (c) The amount of traffic congestion existing or which the building or structure can reasonably be expected to create in the neighborhood;
- (d) The quantity of existing public, commercial, or private parking, other than on-street parking, on the property or in the neighborhood which can reasonably be expected to be available when the building or structure is in use; and
- (e) The availability of public transportation service in the area, or a ride-sharing program approved by the District of Columbia Department of Public Works.

2107.3 If the applicant relies on a ride-sharing program, the applicant shall demonstrate to the Board that the program shall continue as long as the use continues.

2107.4 Prior to taking final action on an application under this section, the Board shall refer the application to the District of Columbia Department of Public Works for review and report.

2108 REDUCTION OF PARKING SPACES: AUTHORITY OF THE BOARD

2108.1 The Board of Zoning Adjustment is hereby authorized to reduce the amount of parking spaces required for nonresidential uses by §2101.1 pursuant to the provisions of this section.

2108.2 The amount of required parking spaces shall not be reduced by more than twenty-five percent (25%); Provided, that for a use which is in the category of “All

Other Uses” in the table in §2101.1, the amount of required parking spaces shall not be reduced by more than fifty percent (50%).

2108.3 The Board shall give consideration to the following:

- (a) The nature and location of the structure;
- (b) The maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time;
- (c) The amount of traffic congestion existing or which the building or structure can reasonably be expected to create in the neighborhood;
- (d) The quantity of existing public, commercial, or private parking, other than curb parking, on the property or in the neighborhood which can reasonably be expected to be available when the building or structure is in use; and
- (e) The proximity to public transportation, particularly Metrorail stations, and the availability of public transportation service in the area, or a ride-sharing program approved by the District of Columbia Department of Public Works.

2108.4 If the applicant relies on a ride-sharing program, the applicant shall demonstrate to the Board that the program shall continue as long as the use continues.

2108.5 Prior to taking final action on an application, the Board shall refer the application to the District of Columbia Department of Public Works for review and report.

2109 APPLICABILITY OF RESIDENTIAL BUILDING

2109.1 For the purposes of §§2104, 2105, 2107 and 2108, a non-residential building or structure includes any building or structure where eighty percent (80%) or more of the gross floor area is devoted to a use other than a dwelling, flat, multiple dwelling, rooming or boarding house, community based residential facility or hospital.

2110 - 2114 [RESERVED]

2115 SIZE OF PARKING SPACES

2115.1 Except as otherwise provided in this section, a required automobile parking space shall be a minimum of nine feet (9 ft.) in width and nineteen feet (19 ft.) in length,

- exclusive of access drives, aisles, ramps, columns, office or work areas and shall be striped according to the requirements of §2117.2. Parking shall also be in compliance with the requirements of the District of Columbia Architectural Barriers Act of 1980 (D.C. Law 3-76, effective July 1, 1980).
- 2115.2** Any accessory parking area or accessory garage containing twenty-five (25) or more required parking spaces, may designate up to forty percent (40%) of the parking spaces for compact cars.
- 2115.3** A compact car parking space shall be a minimum of eight feet (8 ft.) in width and sixteen feet (16 ft.) in length exclusive of access drives, aisles, ramps, columns, office and work areas and shall be striped according to the requirements of §2117.3.
- 2115.4** Parking spaces shall be visibly marked as “compact car” or “small car” parking spaces and shall be placed in groups of at least five (5) contiguous spaces with access from the same aisle.
- 2115.5** Except as provided in §§2115.6 and 2115.7, all parking spaces shall have a minimum vertical clearance of six feet, six inches (6 ft. x 6 in.).
- 2115.6** Where one hundred (100) or more parking spaces are provided, whether the spaces are required or not and whether the spaces are a principal use or an accessory use, at least five percent (5%) of the parking spaces shall have a minimum vertical clearance of seven feet, two inches (7 ft. x 2 in.).
- 2115.7** All entrances, exits, access aisles, ramps, and driveways providing access to parking spaces shall also have the minimum vertical clearances as prescribed in §2115.5 and §2115.6, respectively.
- 2115.8** All parking spaces requiring the seven foot, two inch (7 ft. x 2 in.) vertical clearance shall be clearly marked for ‘Iran Parking Only.’”
- 2115.9** In a commercial building or structure, where at least seventy-five (75) parking spaces are required according to the schedule of parking requirements under §2101.1, which is located in a C-3-C C-4, C-5(PAD), SP, W or CR district and where parking spaces are provided within a parking garage, parking may be provided as set forth in §§2115.10 through 2115.18.
- 2115.10** A minimum of two hundred eighty-five square feet (285 ft.‘) of parking area shall be provided for each required parking space.
- 2115.11** Parking space dimensional, size, design and striping requirements stipulated under §§2115.1-2115.4, 2117.3, 2117.5 and 2117.6 may be waived; Provided, that the parking is managed during a specified twelve (12) hour peak period to be determined by the Department of Public Works by employed attendants who park the vehicles using the parking facility.
- 2115.12** A permanent sign shall be posted at each entrance in full view of the public which states: “‘Attendant assisted parking is required by the District of Columbia Zoning Regulations.” The sign shall also state the hours during which

- attendant** parking is required. The sign shall have a white background, with black lettering which is no less than two inches (2 in.) in height.
- 2115.13 All parking areas and spaces provided under §2115.9 shall be designed and operated so that sufficient access and maneuvering space is available to permit the parking and removal of any vehicle without moving any other vehicle onto public space.
- 2115.14 Where aisles are provided, the aisles shall meet the design requirements stipulated in §§2117.5 and 2117.6.
- 2115.15 All other requirements for parking, including but not limited to minimum height clearances and landscaping requirements, shall remain applicable.
- 2115.16 In the event parking by attendants as required in §2116.11 is discontinued, parking shall then be provided as otherwise required in these regulations. The applicant for a parking facility under this subsection shall submit a parking plan on a medium acceptable to the Zoning Administrator which demonstrates how parking shall be provided in the event the attendant parking is discontinued.
- 2115.17 No individual area shall be considered a part of the required parking area where the minimum lesser dimension is less than seven feet (7 ft.) or where the minimum, greater dimension is less than fourteen feet (14 ft.) in rectangular area, exclusive of column obstructions.
- 2115.18 For the purpose of §2115.9, a commercial building or structure shall include any building or structure where eighty percent (80%) or more of the gross floor area is devoted to a use other than a dwelling, flat, multiple dwelling, rooming or boarding house, community based residential facility and hospital.

2116 LOCATION OF PARKING SPACES

- 2116.1 Except as provided in §§213, 510, 708, 730, 743.2(d), 753.1(c), 803.1, 2116.5 and 2117.9(c), all parking spaces shall be located on the same lot with the buildings or structures they are intended to serve.
- 2116.2 Parking spaces shall be located in one (1) of the following ways:
- (a) Within a permitted garage or carport, subject to the special provisions of chapter 23; or
 - (b) On an open area of the lot as follows:
 - (1) Within a rear yard;
 - (2) Within a side yard; or
 - (3) Except in an SP District, elsewhere on the lot if accessory to a commercial or industrial use.

- 2116.3 For a church, up to fifty percent (50%) of the number of parking spaces may be located elsewhere. The spaces shall be located within four hundred feet (400 ft.) of the church in a public or private parking lot or garage where the required number of spaces are made available for the use of the church through a binding agreement with the owners of the parking facility. However, at least three (3) parking spaces shall be provided on the lot where the church is located.
- 2116.4** Required parking spaces shall not be located in the area between a building line and lot line abutting a street.
- 2116.5** Except as provided in §2117.9, if approved by the Board of Zoning Adjustment, open parking spaces accessory to any building or structure may be located anywhere on the lot upon which the building or structure is located, or elsewhere, except in the case of a one (1) family dwelling, in accordance with §§2116.6 through 2116.9.
- 2116.6 The Board shall determine that it is not practical to locate the spaces in accordance with §2116.2 for the following reasons:
- (a) Unusual topography, grades, shape, size, or dimensions of the lot;
 - (b) The lack of an alley or the lack of appropriate ingress or egress through existing or proposed alleys or streets;
 - (c) Traffic hazards caused by unusual street grades; or
 - (d) The location of required parking spaces elsewhere on the same lot or on another lot would result in more efficient use of land, better design or landscaping, safer ingress or egress, and less adverse impact on neighboring properties.
- 2116.7 When the accessory parking spaces are to be located elsewhere than on the lot upon which the building or structure they are intended to serve is located, the parking on adjacent lots or lots separated only by an alley from the lot upon which the building or structure is located, shall be preferred.
- 2116.8** The accessory parking spaces shall be located so as to furnish reasonable and convenient parking facilities for the occupants or guests of the building or structures which they are designed to serve.
- 2116.9** The Board may impose conditions on any accessory or non-accessory parking spaces as to screening, coping, setbacks, fences, the location of entrances and exits, or any other requirement it shall deem necessary to protect adjacent or nearby property. It may also impose the other conditions as it shall deem necessary to assure the continued provision and maintenance of the spaces.

2117 ACCESS, MAINTENANCE, AND OPERATION

- 2117.1** The parking spaces required by this chapter shall be provided and maintained so long as the structure exists which the parking spaces are designed to serve.
- 2117.2** Required parking spaces shall not be reduced in total extent after their provision except upon approval of the Board of Zoning Adjustment and then only after proof that the parking spaces provided are no longer needed by reason of a reduction of employees, seats, gross floor area, dwelling units, or any other standard applicable to the use set forth in the regulations, provided the Board of Zoning Adjustment may impose any condition it shall deem necessary to assure the addition of parking spaces in case of a subsequent increase in employees, seats, gross floor area, dwelling units, or any other unit of measurement.
- 2117.3** All required parking spaces shall be clearly striped and lined according to the dimensions specified in §2115. Durable materials shall be used which are all-weather impervious, Striping shall be maintained for as long as the parking spaces requiring the striping are in existence.
- 2117.4** Except as provided in §2117.15, each required parking space shall be accessible at all times directly from improved streets or alleys or shall be accessible from improved streets and alleys via graded and unobstructed private driveways which form an all-weather impervious surface. Improved streets or alleys providing access to required parking spaces shall have a minimum width of ten feet (10 ft.) and be paved in compliance with the standards of the District of Columbia Department of Public Works.
- 2117.5** Except as provided in §§2115.9 through 2115.18 and 2117.6. when required parking spaces are so arranged that an aisle is required for accessibility or maneuvering space between rows of two (2) or more parking spaces, or between a row of two (2) or more parking spaces and the perimeter of the area devoted to parking spaces, the aisle shall have a clear width of not less than twenty feet (20 ft.) for ninety degree (90) angle parking, and not less than seventeen feet (17 ft.) for angle parking which is sixty degrees (60) or less as measured from the centerline of the aisle.
- 2117.6** Aisle widths as prescribed in §2117.5 serving compact car spaces exclusively shall have a clear width of not less than twenty feet (20 ft.) for ninety degree (90) angle parking and not less than sixteen feet (16 ft.) for angle parking which is sixty degrees (60) or less as measured from the centerline of the aisle.
- 2117.7** The public rights-of-way as well as private walkways and driveways shall be protected from vehicular encroachment from all parking spaces by wheel bumper guards, curbs, guard rails, or screening between the property line and the perimeter of the parking area. Parking shall be so designed that no vehicle or any part thereof shall project over any lot line or building line.
- 2117.8** A driveway which provides access to required parking spaces shall meet the following standards:

- (a) It shall have a maximum grade of not more than twelve percent (12%) with a vertical transition at the property line;
- (b) A driveway serving a one-family dwelling or flat or which otherwise serves only one parking space shall be not less than seven feet (7 ft.) in width;
- (c) A driveway serving any use other than a one-family dwelling or flat, or which serves more than one (1) parking space shall be as follows:
 - (1) Not less than twenty-five feet (25 ft.) from a street intersection as measured from the intersection of the curb line extended;
 - (2) Not less than twelve feet (12 ft.) in width if designed for on-way circulation or fourteen feet (14 ft.) if designed for two-way circulation: and
 - (3) Not more than twenty-five feet (25 ft.) in width,
- (d) A driveway which provides access directly from a street to a row dwelling or a flat shall be a minimum of twenty-eight feet (28 ft.) from all adjacent driveways which provide access directly from a street to a row dwelling or a flat, as measured from the nearest edge of each such driveway opening.

2117.9 Driveways and parking for row dwellings shall be governed by the following special provisions:

- (a) In the case of two (2) or more row dwellings which are constructed concurrently on adjacent lots, and have direct access only from the street, each two (2) row dwellings shall provide access to the required off-street parking spaces through adjacent driveways that share one (1) driveway opening. The width of each driveway shall not exceed seven feet (7 ft.) on each lot;
- (b) In the case of a row dwelling located on a lot where there are as many as three (3) row dwellings located on that lot or contiguous lots facing the same street, where access to the required parking space is only available directly from a street and no alternative access is available through existing or proposed alleys or private driveways, and where the driveway dimensional requirements stipulated in §2117.8(d) cannot be met, the required parking spaces need not be provided,
- (c) The Board of Zoning Adjustment may allow the parking spaces required for one (1) or more row dwellings to be located on a separate lot provided that the following requirements are met:
 - (1) There is no alternative access to on-site parking spaces through existing or proposed paved alleys or private driveways that meet the Design Standards of the District of Columbia Department of Public Works;

- (2) The parking spaces are so located as to furnish reasonable and convenient parking facilities for the occupants or guests of the building or structure which they are designed to serve;
 - (3) The Board determines that the separate parking does not impose any adverse impact on the surrounding neighborhood;
 - (4) Any application for the separate parking shall be submitted to the District of Columbia Department of Public Works for review and report; and
 - (5) The Board may impose conditions as to screening, coping, setbacks, fences, the location of entrances or exits or any other requirement it shall deem necessary to protect adjacent or nearby property. It may also impose such other conditions as it shall deem necessary to assure the continued provision and maintenance of the spaces.
- 2117.10 All open parking spaces, including access aisles, driveways, and ramp areas shall be paved and maintained with bituminous, concrete or brick materials, or a combination of these materials or other materials approved by the District of Columbia Department of Public Works as structurally equivalent or better, which form an all-weather impervious surface, and which is at least four inches (4 in.) in thickness.
- 2 117.11 Landscaping with trees and shrubs shall be provided for all open parking spaces provided on a lot where there are more than ten (10) open parking spaces provided collectively as accessory to any building or structure. The landscaping shall cover a minimum of five percent (5%) of the total area devoted to parking, including aisles and driveways. The landscaping shall be maintained in a healthy growing condition.
- 2117.12 The open parking spaces shall be screened from all contiguous residential property located in an R-1, R-2, R-3, R-4, R-5-A, or SP Districts by a solid brick or stone wall at least twelve inches (12 in.) thick and forty-two inches (42 in.) high or by evergreen hedges or evergreen growing trees which are thickly planted and maintained and are at least forty-two inches (42 in.) in height when planted.
- 2117.13 Any lighting used to illuminate open parking spaces shall be so arranged that all direct rays of lighting are confined to the surface of the paved area devoted to parking.
- 2117.14 Detailed plans shall be submitted to the District of Columbia Department of Public Works for approval of all curb cuts and drive openings, to ensure that compliance with these regulations does not conflict with the responsibility of the Department of Public Works to protect safety in the public space.
- 2117.15 Required parking spaces for a gasoline service station permitted as a matter-of-right may be arranged so that all spaces are not accessible at all times. All parking spaces provided under this subsection shall be designed and operated so that sufficient access and maneuvering space is available to permit the parking and removal of any vehicle without moving any other vehicle onto public space.

2118 RULES OF INTERPRETATION

- 2118.1** For the purpose of this chapter, the rules of interpretation set forth in this section shall apply.
- 2118.2** Where individual seats are not provided, each eighteen inches (18 in.) of benches or other similar seating shall be considered as one (1) seat.
- 2118.3** The number of teachers or employees shall be computed on the basis of the greatest number of persons to be employed at any one period during the day or night, including persons having both full-time and part-time employment.
- 2118.4** In computing the number of parking spaces required, that portion of the gross floor area or cellar area devoted to parking spaces, loading berths, loading platforms, service/delivery loading spaces and vehicular access to parking spaces, may be excluded.
- 2118.5** In the case of mixed uses, the parking spaces required shall be the sum of the requirements for the various individual uses computed separately in accordance with 92101. Parking spaces for one use shall not be considered as providing the required parking spaces for any other use.
- 2118.6** Whenever calculations based on the schedule set forth in §2101 result in a fractional space, any fraction under one-half shall be disregarded, and any fraction of one-half or over shall require one (1) parking space.
- 2118.7** No parking spaces are required for buildings or structures with a gross floor area and cellar floor area less than the minimum sizes specified in the schedule established by §2101. However, for buildings or structures containing more than one (1) commercial use where the first three thousand square feet (3,000 ft.²) of gross floor area and cellar floor area do not require parking, this exemption shall apply to the combined gross floor area and cellar floor area contained in the building or structure, and shall be pro-rated between the separate uses.
- 2118.8** In the case of parking reductions allowed under §§2102, 2103, 2104, 2105, 2107, 2108, and 2117.9(c), no more than one (1) parking reduction shall be permitted under these sections. A reduction granted under one (1) section shall be considered a reduction for all such sections.
- 2118.9** Except where otherwise indicated, whenever the word “all” is followed by the words “parking spaces” in the same sentence, the parking requirements as specified shall apply to all parking spaces whether or not the spaces are required by this chapter. The requirements shall also apply to both accessory parking spaces and parking spaces which are constructed as a principal use unless otherwise specified.
- 2118.10** No parking shall be provided that restricts vehicular access to and from gasoline pumps from any point of access to the gasoline service station.

2119 BICYCLE PARKING SPACES

- 2119.1 Bicycle parking spaces shall be provided for office, retail and service uses, except for retail and service uses in the C-3-C C-4, and C-5 (PAD) districts
- 2119.2 The number of bicycle parking spaces provided shall be at least equal to five percent (5%) of the number of automobile parking spaces required under §2101.1.
- 2119.3 Bicycle facilities shall have convenient access from the building or structure and street or other bicycle right-of-way, be clean, secure and well lit and shall be located within a building or structure, either on the ground floor, basement, or first cellar level.
- 2119.4 All bicycle parking spaces required under §2119.1 shall be a minimum of two feet (2 ft.) in width and six feet (6 ft.) in length.
- 2119.5 An aisle five feet (5 ft.) in width shall be provided between rows of bicycle parking spaces and the perimeter of the area devoted to bicycle parking.
- 2119.6 If a room or common locker not divided into individual spaces is used to meet these requirements, twelve square feet (12 f.s.) of floor area shall be considered the equivalent of one (1) bicycle parking space. Where manufactured metal lockers or racks are provided, each locker or stall devoted to bicycle parking shall be counted as one bicycle parking space.
- 2119.7 For office uses in the C-4 and C-5 (PAD) districts, bicycle parking spaces shall be provided as if the building or structure were located in a C-3-C district,
- 2119.8 Signs shall be posted stating where bicycle parking spaces are located in each building or structure where bicycle parking spaces are required. The signs shall be located in a prominent place at each entrance to the building or structure. The sign shall have a white background, with black lettering which is no less than two inches (2 in.) in height.
- 2119.9 For a building or structure existing on March 1, 1985, one percent (1%) of the amount of required parking spaces may be converted to bicycle parking spaces of appropriate size.

CHAPTER 22 OFF-STREET LOADING REQUIREMENTS

2200	Authority to Require Loading Facilities
2201	Schedule of Requirements for Loading Berths, Loading Platforms, and Service/Delivery Loading Spaces
2202	Exceptions to the Schedule of Requirements
2203	Location of Loading Berths, Loading Platforms and Service/Delivery Loading Spaces
2204	Access, Maintenance and Operation
2205	Rules of Interpretation

2200 AUTHORITY TO REQUIRE LOADING FACILITIES

- 2200.1 All buildings or structures erected on or after May 12, 1958, shall be provided with loading berths, loading platforms, and service/delivery loading spaces to the extent specified in §2201, except as provided in §2202.
- 2200.2 No application for a building permit for a building or structure to be erected on or after May 12, 1958, shall be approved unless there is included with the plans for the building or structure a loading plan showing the location, dimensions, and grades of all **loading** berths, loading platforms and service/delivery loading spaces and approaches thereto in accordance with the provisions of this chapter.
- 2200.3 No certificate of occupancy shall be issued for the use of a building or structure erected on or after May 12, 1958, unless the required loading berths, loading platforms and service/delivery loading spaces shall have been provided in accordance with the loading plan provided for in the approved building permit.
- 2200.4 Except as provided in §2200.5, when the use of a building or structure is changed to another use which requires more loading berths, loading platforms or service/delivery loading spaces than required for the use existing immediately prior to the change or, if the building or structure is vacant, the use which existed immediately prior to the vacancy, loading berths, loading platforms and service/delivery loading spaces shall be provided for the additional requirement in the amount necessary to conform to §2201.
- 2200.5 No additional loading berths, loading platforms or service/delivery loading spaces shall be required for a historic landmark or a building or structure located in a historic district which is certified by the State Historic Preservation Officer as contributing to the character of that historic district.
- 2200.6 When the intensity of use of a building or structure existing before May 12, 1958, is increased by an addition or additions of dwelling units, gross floor area, seating capacity, or other unit of measurement specified in §2201, loading berths, loading platforms and service/delivery loading spaces shall be provided for the addition or additions; Provided, that the provisions of §§2200.7 through 2200.9 are satisfied.

- 2200.7 Loading berths, loading platform and service/delivery loading spaces shall not be required for the addition or additions unless the addition or additions increase the intensity of use of the building or structure by more than twenty-five percent (25%) of the aggregate.
- 2200.8 Loading berths, loading platforms and service/delivery loading spaces for the addition of additions need not exceed the amount of loading berths, loading platforms and service/delivery loading spaces which would be required for the entire structure as proposed if constructed new.
- 2200.9 The determination of the increase of intensity of use shall be based on the total increase in intensity of use the structure undergoes on or after May 12, 1958, and whether the total increase occurs at one time or in successive stages.

2201 **SCHEDULE OF REQUIREMENTS FOR LOADING BERTHS, LOADING PLATFORMS AND SERVICE/DELIVERY LOADING SPACES**

- 2201.1 On and after May 12, 1958, all buildings or structures shall be provided with loading berths, loading platforms and service/delivery loading spaces as specified in the following table:

<u>Uses and Districts</u>	<u>Minimum Number and size of Loading Berths Required</u>	<u>Minimum Number and Size of Loading Platforms Required</u>	<u>Minimum Number and Size of Service/Delivery Loading Spaces Required</u>
Office Building in W. CR, C-2-B, C-2-C and C-M-1 Districts:			
With 20,000 to 50,000 ft. ² of gross floor area	1 @ 30 feet deep	1 @ 100 ft. ²	1 @ 20 feet deep
With more than 50,000 to 200,000 ft. ² of gross floor area	2 @ 30 feet deep	2 @ 100 ft. ²	1 @ 20 feet deep
With more than 200,000 ft. ² Of gross floor area	3 @ 30 feet deep	3 @ 100 ft. ²	1 @ 20 feet deep
Office Building in C-I, C-2-A and C-3-A Districts:			
With 20,000 to 50,000 ft. ² of gross floor area and cellar floor area	1 @ 30 feet deep	1 @ 100 ft. ²	1 @ 20 feet deep
With more than 50,000 to 200,000 ft. ² of gross floor area and cellar floor area	2 @ 30 feet deep	2 @ 100 ft. ²	1 @ 20 feet deep
With more than 200,000 ft. ² of gross floor area and cellar floor area	3 @ 30 feet deep	3 @ 100 ft. ²	1 @ 20 feet deep

2201. 1 (Continued)

<u>Uses and Districts</u>	<u>Minimum Number and Size of Loading Berths Required</u>	<u>Minimum Number and Size of Loading Platforms Required</u>	<u>Minimum Number and Size of Service/Delivery Loading Spaces Required</u>
Office Building in all other Districts:			
With 30,000 to 100,000 ft. ² of gross floor area	1 @ 30 feet deep	1 @ 100 ft. ²	1 @ 20 feet deep
With more than 100,000 to 200,000 ft. ² of gross floor area	2 @ 30 feet deep	2 @ 100 ft. ²	1 @ 20 feet deep
With more than 200,000 ft. ² of gross floor area	3 @ 30 feet deep	3 @ 100 f.s.	1 @ 20 feet deep
Grocery Store or Drug Store in C-1, C-2-A and C-3-A Districts:			
With 5,000 to 20,000 ft. ² of gross floor area and cellar floor area	1 @ 30 feet deep	1 @ 100 ft. ²	None
With more than 20,000 to 100,000 ft. ² of gross floor area and cellar floor area	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 ft. ² 1 @ 200 ft. ²	1 @ 20 feet deep
With more than 100,000 ft. ² of gross floor area and cellar floor area	1 @ 30 feet deep 2 @ 55 feet deep	1 @ 100 ft. ² 2 @ 200 ft. ²	1 @ 20 feet deep
Grocery Store or Drug Store in W, CR, C-2-8, C-2-C, C-M-1, and C-M-2 Districts			
With 5,000 to 20,000 ft. ² of gross floor area	1 @ 30 feet deep	1 @ 100 ft. ²	None
With more than 20,000 to 100,000 ft. ² of gross floor area	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 ft. ² 1 @ 200 ft. ²	1 @ 20 feet deep
With more than 100,000 ft. ² Of gross floor area	1 @ 30 feet deep 2 @ 55 feet deep	1 @ 100 ft. ² 2 @ 200 ft. ²	1 @ 20 feet deep
Grocery store or Drug store in C-3-8, C-3-C, C-4, C-5(PAD), C-M-3 and M Districts:			
With 8,000 to 20,000 ft. ² Of gross RON area	1 @ 30 feet deep	1 @ 100 ft. ²	1 @ 20 feet deep
With more than 20,000 to 100,000 ft. ² of gross floor area	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 ft. ² 1 @ 200 ft. ²	1 @ 20 feet deep
With more than 100,000 ft. ² of gross floor area	1 @ 30 feet deep 2 @ 55 feet deep	1 @ 100 ft. ² 2 @ 200 ft. ²	1 @ 20 feet deep

2201.1 (Continued)

<u>Uses and Districts</u>	<u>Minimum Number and Size of Loading Berths</u>	<u>Minimum Number and Size of Loading Platforms Required</u>	<u>Minimum Number and Size of Service/Delivery Loading Spaces Required</u>
Retail or Service Establishment other than Grocery Store or Drug Store in C-1, C-2-A and C-3-A. Districts:			
With 5,000 to 20,000 ft. ² of gross floor area and Cellar floor area	1 @ 30 feet deep	1 @ 100 ft. ²	None
With more than 20,000 to 30,000 ft. ² of gross floor area and cellar floor area	2 @ 30 feet deep	2 @ 100 ft. ²	1 @ 20 feet deep
With more than 30,000 to 100,000 ft. ² of gross floor area and cellar area	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 ft. ² 1 @ 200 ft. ²	1 @ 20 feet deep
With more than 100,000 ft. ² Of gross floor area and Cellar area	1 @ 30 feet deep 2 @ 55 feet deep	1 @ 100 ft. ² 2 @ 200 f.s.	1 @ 20 feet deep
Retail or Service Establishment other than Grocery Store or Drug Store in W, CR, C-2-S, C-2-C C-M-1 and C-M-2 Districts:			
With 5,000 to 20,000 ft. ² of gross floor area	1 @ 30 feet deep	1 @ 100 ft. ²	None
With more than 20,000 to 30,000 ft. ² Of gross floor area	2 @ 30 feet deep	2 @ 100 ft. ²	1 @ 20 feet deep
With more than 30,000 to 100,000 ft. ² Of gross floor area	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 ft. ² 1 @ 200 ft. ²	1 @ 20 feet deep
With more than 100,000 ft. ² of gross floor area	1 @ 30 feet deep 2 @ 55 feet deep	1 @ 100 ft. ² 2 @ 200 R.'	1 @ 20 feet deep
Retail or Service Establishment other than Grocery Store or Drug Store in C-3-S, C-3-C, C-4 C-5(PAD), C-M-3 and M Districts:			
With 8,000 to 20,000 R.' of gross floor area	1 @ 30 feet deep	1 @ 100 ft. ²	1 @ 20 feet deep
With more than 20,000 to 30,000 ft. ² of gross floor area	2 @ 30 feet deep	2 @ 100 R.'	1 @ 20 feet deep
With more than 30,000 to 100,000 ft. ² of gross floor area	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 ft. ² 1 @ 200 ft. ²	1 @ 20 feet deep

2201.1 (Continued)

<u>Uses and Districts</u>	<u>Minimum Number and Size of Loading Berths Required</u>	<u>Minimum Number and Size of Loading Platforms Required</u>	<u>Minimum Number and Size of Service/Delivery Loading Spaces Required</u>
Retail or Service Establishment other than Grocery store or Drug Store in C-3-B. C-3-C. C-4, C-5(PAD), C-M-3 and M Districts: (Continued)			
With more than 100,000 ft. ² Of gross floor area	1 @ 30 feet deep 2 @ 55 feet deep	1 @ 100 ft. ² 2 @ 200 ft. ²	1 @ 20 feet deep
Wholesale Use or Warehouse in C-1. C-2, C-3-A, C-M-1 and C-M-2@ District*:			
with 2,000 to 20,000 ft. ² of gross floor area	1 @ 30 feet deep	1 @ 100 ft. ²	None
With more than 20,000 ft. ² of gross floor area	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 ft. ² 1 @ 200 ft. ²	None
For each 200,000 ft. ² of gross floor area more than 100,000 ft. ²	1 @ 55 feet deep	1 @ 200 ft. ²	None
Wholesale Use or Warehouse in W, CR. C-3-B. C-3-C C-4. C-5(PAD). C-M-3 and M Districts:			
With 4,000 to 20,000 ft. ² Of gross floor area	1 @ 30 feet deep	1 @ 100 ft. ²	None
With more than 20,000 ft. ² of gross floor area	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 ft. ² 1 @ 200 ft. ²	None
For each 200,000 ft. ² of gross floor area more than 100,000 ft. ²	1 @ 55 feet deep	1 @ 200 ft. ²	None
Manufacturing or Industrial Establishment in all Districts:			
With 5,000 to 25,000 R? of gross floor area	1 @ 30 feet deep	1 @ 100 ft. ²	None
With more than 25,000 ft. ² of gross floor area	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 ft. ² 1 @ 200 ft. ²	None
For each 100,000 ft. ² Of gross floor area more than 50,000 ft. ²	1 @ 55 feet deep	1 @ 200 ft. ²	None
Apartment House or multiple dwelling with 50 or more dwelling units in all Districts	1 @ 55 feet deep	1 @ 200 ft. ²	1 @ feet deep

2201.1 (Continued)

<u>Uses and Districts</u>	<u>Minimum Number and Size of Loading Berths Required</u>	<u>Minimum Number and Size of Loading Platforms Required</u>	<u>Minimum Number and Size of Service/Delivery Loading Spaces Required</u>
Hotel, for guest room areas, in all Districts:			
With 30 to 200 rooms usable for a sleeping	1 @ 30 feet deep	1 @ 100 ft. ²	1 @ 20 feet deep
With more than 200 rooms usable for sleeping	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 ft. ² 1 @ 200 ft. ²	1 @ 20 feet deep
Hotel, for function rooms and exhibit space, in all Districts:			
With a total of 10,000 ft. ² or more of floor area	1 @ 30 feet deep	1 @ 100 ft. ²	None
For each 50,000 ft. ² of floor area more than 50,000 ft. ²	1 @ 55 feet deep	1 @ 200 ft. ²	None
Inn, in all Districts:			
With 30 to 200 rooms usable for sleeping	1 @ 30 feet deep	1 @ 100 ft. ²	1 @ 20 feet deep
With more than 200 rooms usable for sleeping	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 ft. ² 1 @ 200 ft. ²	1 @ 20 feet deep
Theater or group of theaters in one building, with more than 500 seats in all Districts	1 @ 30 feet deep	1 @ 100 ft. ²	1 @ 20 feet deep
Any other use in all Districts:			
With 30,000 to 100,000 ft. ² of gross floor area	1 @ 30 feet deep	1 @ 100 ft. ²	1 @ 20 feet deep
With more than 100,000 ft. ² of gross floor area	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 ft. ² 1 @ 200 ft. ²	1 @ 20 feet deep

2201.2 For any use that occupies ninety percent (90%) or more of the gross floor area and cellar floor area of a building or structure, loading berths shall be calculated based on the entire gross floor area and cellar floor area of the building or structure as if the greater use occupies the entire building or structure.

2201.3 No loading platform need be provided for loading berths if the required loading berth is increased in depth for the full width thereof in the amount that the resulting enlarged loading berth is equal to the combined area of a required loading berth and a required loading platform.

2201.4 In a C-4 District, the loading berth, loading platform and service/delivery loading space requirements applicable to a Disposition Lot so identified in the Downtown Urban Renewal Plan shall be as specified in that Plan.

- 2201.5 All required service/delivery loading spaces shall be a minimum of ten feet (10 ft.) wide and shall have a minimum vertical clearance of ten feet (10 ft). Each service/delivery loading space shall be clearly marked "For Service and Delivery Vehicles Only" and be used exclusively for such vehicles.
- 2201.6 All required loading berths shall be a minimum of twelve feet (12 ft.) wide and shall have a minimum vertical clearance of fourteen feet (14 ft.).
- 2201.7 All required loading platforms shall meet the following requirements:
- (a) A platform which is at least one hundred square feet (100 ft.²) shall have a minimum width of eight feet (8 ft.);
 - (b) A platform which is at least two hundred square feet (200 ft.²) shall have a minimum width of twelve feet (12 ft.);
 - (c) A loading platform shall have a minimum vertical clearance of ten feet (10 ft.); and
 - (d) A loading platform floor shall consist of one (1) horizontal level.
- 2201.8 The dimensions specified in §2301.6 loading berths and service/delivery loading spaces are exclusive of access aisles, maneuvering space and loading platforms.

2202 EXCEPTIONS TO THE SCHEDULE OF REQUIREMENTS

- 2202.1 Within the Downtown Urban Renewal Area, loading berths and service/delivery loading spaces required for all uses need not be provided if adopted public law or municipal regulation prohibits a curb cut on the street on which the lot faces and there is no other alternative access to the lot through a street or alley.
- 2202.2 Within the Downtown Urban Renewal Area, the Board of Zoning Adjustment is hereby authorized to reduce or eliminate the amount of loading berths and service/delivery loading spaces required and to approve the use of off-site loading facilities, including joint loading berths and service/delivery loading spaces: Provided, that the following occurs:
- (a) Other adopted public law, policy or municipal regulation require or recommend that the street not be broken with a curb cut and there is no other alternative access to the lot through a street or alley;
 - (b) The reduction, elimination, location or consolidation would not adversely affect traffic conditions or use of other public space;
 - (c) There would be no adverse effects on adjacent properties or topography;
 - (d) The Board of Zoning Adjustment may impose conditions as to screening, lighting, coping, setbacks, fences, the location of entrances and exits, the widening of abutting alleys or any other requirement it deems necessary to

protect adjacent or nearby property, and to generally promote the public health, safety and welfare: and

- (e) Before taking final action on an application, the Board shall refer the application to the District of Columbia Department of Public Works for review and report.

SOURCE: Final Rulemaking published at 31 DCR 6585, 6621 (December 28, 1984)

2203 **LOCATION OF LOADING BERTHS, LOADING PLATFORMS AND SERVICE/DELIVERY LOADING SPACES**

2203.1 Except as provided in this section, all required loading berths and service/delivery loading spaces shall be located as follows:

- (a) Within the building or structure the berths or spaces are designed to serve; or
- (b) On an open area of the lot:
 - (1) Within a rear yard;
 - (2) Within a side yard; Provided, that when in a Residential or Special Purpose District, the loading berths and service/delivery loading spaces shall be at least three feet (3 ft.) from any side lot line: or
 - (3) Elsewhere on the lot, only when located in Commercial and Industrial districts.

2203.2 All loading platforms shall be located contiguous and with unobstructed access to the loading berth and shall have unobstructed access to an entrance to the building or structure.

2203.3 All loading berths shall be designed so that no vehicle or any part thereof shall project over any lot line or building line.

2203.4 Required loading berths may be provided in facilities designed to serve jointly two (2) or more adjoining buildings or structures on lots separated only by an alley within a single square; Provided, that the following occurs:

- (a) The number of berths in the joint facilities shall not be less than that required for the total combined floor area of the buildings or structures as set forth in §2201.
- (b) A binding covenant which is acceptable to the Zoning Administrator, ensuring the joint use of the loading berths and entered into by all property owners concerned, shall be recorded in the land records of the District of Columbia. A certified true copy of the covenant shall be filed with the Zoning Administrator. Joint use of the loading berths by all parties involved shall continue in effect so long as the binding agreement remains in force. If the

agreement becomes legally ineffective or inoperable, then loading berths shall be provided as otherwise required by §2201.

SOURCE: Final Rulemaking published at 31 DCR 6585, 6611 (December 28, 1984).

2204 ACCESS, MAINTENANCE AND OPERATION

- 2204.1 All loading berths and service/delivery loading spaces including access aisles, driveways, and maneuvering areas shall be paved and maintained with bituminous, concrete or brick materials or a combination of these materials or other materials if approved by the District of Columbia Department of Public Works as structurally equivalent or better, which form an all-weather impervious surface and which is at least six inches (6 in.) in thickness.
- 2204.2 All required loading berths and service/delivery loading spaces shall be directly accessible from an improved street or alley or shall be accessible from an improved street or alley via graded and unobstructed private driveways which form an all-weather impervious surface.
- 2204.3 An improved street or alley providing access to required loading berths and service/delivery loading spaces shall have a minimum width of ten feet (10 ft.) and be paved in compliance with the standards of the District of Columbia Department of Public Works.
- 2204.4 A private driveway or access aisle leading to a loading berth or service/delivery loading space shall have a minimum width of twelve feet (12 ft.) a maximum width of twenty-five feet (25 ft.) and a maximum slope of twelve percent (12%).
- 2204.5 For a building or structure having three (3) or more required loading berths in one location, the loading berths may be arranged so that access to a loading berth is across the length of one (1) other loading berth.
- 2204.6 Driveway openings leading to loading berths and service/delivery loading spaces shall meet the following requirements:
- (a) The openings serving a service/delivery loading space or a loading berth which is thirty feet (30 ft.) deep or less shall be at least forty feet (40 ft.) from the nearest street intersection measured from the intersection of the curb lines extended;
 - (b) The openings serving a loading berth which is more than thirty feet (30 ft.) deep shall be at least fifty-five feet (55 ft.) from the nearest street intersection measured from the intersection of the curb lines extended; and
 - (c) No curb cut providing access to a loading berth or service/delivery loading space shall be located in such a way that a vehicle entering or exiting from the loading berth shall block any street intersection.
- 2204.7 Detailed plans shall be submitted to the District of Columbia Department of Public Works for approval of all curb cuts and driveway openings, to ensure that

compliance with these regulations does not conflict with the responsibility of the Department of Public Works to protect safety in the public space.

- 2204.8 A loading berth or service/delivery loading space, including access aisles, driveways and maneuvering areas, shall be maintained and used as a loading berth or service/delivery loading space for as long as the use exists which the loading berth or service/delivery loading space is designed to, service.
- 2204.9 No other use shall be conducted from or upon the loading berth or service/delivery loading space or any portion thereof.
- 2204.10 All parts of the loading berth or service/delivery loading space including access aisles, driveways and maneuvering areas shall be kept free of refuse, debris, and other obstructions of any kind.
- 2204.11 A loading berth or service/delivery loading space shall be designed so that it is usable as a loading berth or service/delivery loading space by a vehicle for which the loading berth or service/delivery loading space is designed to serve.
- 2204.12 Open loading berths or service/delivery loading spaces shall be screened from all contiguous residential property located in an R-1, R-2, R-3, R-4 or R-4-A District by a solid masonry wall at least twelve inches (12 in.) thick and seventy-two inches (72 in.) high unless the loading berth is separated from contiguous residential property by at least twenty-five feet (25 ft). or by a street or alley. Any lighting used to illuminate a loading berth, loading platform or service/delivery loading space shall be arranged so that all direct rays of lighting are confined to the surface of the berth, platform or space.
- 2204.13 If approved by the Board of Zoning Adjustment, the conditions set forth in §2204 may be waived or modified; Provided, that the following occurs:
- (a) Existing protective and screening walls on the site or on adjacent residential property are adequate;
 - (b) The modifications do not adversely affect traffic conditions or use of other public space;
 - (c) No adverse effect would be caused by the requested waiver or modification of standards on adjacent properties or topography;
 - (d) The resulting loading berths and approaches to the berths are usable by the type of vehicles they are designed to serve;
 - (e) The Board of Zoning Adjustment may impose conditions as to screening, lighting, coping, setbacks, fences, the location of entrances and exits, the widening of abutting alleys or any other requirement it deems necessary to protect adjacent or nearby property, and to generally promote the public health, safety and welfare: and

- (f) Before taking final action on an application, the Board shall refer the application to the District of Columbia Department of Public works for review and report.

2205 **RULES OF INTERPRETATION**

- 2205.1 For the purpose of this chapter, the rules of interpretation set forth in this section shall be applicable.
- 2205.2 In computing the number of loading berths required, that portion of the gross floor area or cellar floor area devoted to any pump island canopy and kiosk adjacent to the pumps used exclusively as an attendant's shelter of a gasoline service station, parking spaces, loading berths, service/delivery loading spaces or loading platform area shall be excluded.
- 2205.3 Except as provided in §2203, in the case of mixed uses the loading berths required shall be the sum of the requirements for the various individual uses computed separately in accordance with §2201. At least one (1) loading berth shall be provided when the sum of the gross floor area of the separate uses exceeds the minimum gross floor area requiring loading berths for any one of the separate uses. Loading berths for one use shall not be considered as providing the required loading berths for any other use except as provided in §2203.
- 2205.4 No loading berths are required for buildings or structures with a gross floor area less than the minimum sizes specified in the schedule established by §2201.

CHAPTER 23 GARAGES, CARPORTS, PARKING LOTS AND GASOLINE SERVICE STATIONS

2300	Private Garages and Carports
2301	Parking Garages
2302	Public Storage Garages, Repair Garages, Mechanical Parking Garages, and Gasoline Service Stations
2303	Parking Lots
2304	Drive-Through Uses
2399	Definitions

2300 PRIVATE GARAGES AND CARPORTS

2300. 1 A building erected, altered, converted, or reconstructed for use as a private garage shall be subject to the provisions of this section.
2300. 2 A private garage that is an accessory building in a Residence district shall be subject to the following special regulations in regard to its location:
- (a) It may be located either within a rear yard or beside the main building; Provided, that if the garage is located beside the main building, it shall be removed from the side lot line a distance equal to the required side yard and from all building lines a distance of not less than ten feet (10 ft.); and
 - (b) Where abutting an alley, it shall be set back at least twelve feet (12 ft.) from the center line of the alley upon which it opens.
2300. 3 An artist studio shall be a permitted use in either a private garage that is an accessory building located in a Residence District, or in a building located on an alley lot, subject to the provisions of this section and the following criteria:
- (a) Occupancy of the private garage shall be limited to one artist and one apprentice for each four hundred fifty square feet (450 ft.*) of gross floor area;
 - (b) All operations and storage of materials shall occur inside the building;
 - (c) Incidental sales of art work produced by the occupants of the studio shall be permitted within the studio;
 - (d) The artist may teach the art to one or more apprentices; and

- (e) In addition to any parking spaces which may be required by §2101 or any other provision of this title, parking for the studio use shall be provided at the rate of one (1) parking space for each three (3) occupants of the studio.

- 2300.4 A private garage constructed on an alley lot shall be set back at least twelve feet (12 ft.) from the center line of the alley on which the lot abuts.
- 2300.5 A private garage constructed on an alley lot shall be exempt from the requirements for minimum lot dimensions, but shall be subject to the limitation on percentage of lot occupancy for the district in which it is located.
- 2300.6 A private garage permitted in a Residence district as a principal use on a lot other than an alley lot shall open directly onto an alley, and shall not be located within fifty feet (50 ft.) of any building line or within twelve feet (12 ft.) of the center line of the alley upon which it opens.
- 2300.7 The lot upon which a private garage permitted in a Residence district is located shall be exempt from the requirements for minimum lot dimensions, but shall be subject to the limitation on percentage of lot occupancy for the district in which it is located.
- 2300.8 A carport shall be attached to the main building and shall not be located along the side of the building that faces a building line except, if approved by the Board of Zoning Adjustment, a carport may be located subject to the conditions for accessory open parking spaces set forth in §§2104.3 through 2104.6.

2301 PARKING GARAGES

- 2301.1 A building erected, altered, converted, or reconstructed for use as a parking garage shall be subject to the special provisions set forth in this section.
- 2301.2 A parking garage that is an accessory use may be located as follows:
- (a) As an accessory building in any district subject to the general provisions for accessory buildings as specified in §2500; and
 - (b) Within the main building; Provided, that the following requirements shall be met:
 - (1) The entrance or exit to the garage shall be accessible and, when it opens onto an alley, the entrance or exit shall be set back at least twelve feet (12 ft.) from the center line of the alley; and
 - (2) That portion of the garage beneath a side yard, rear yard, or court shall not obstruct required light and ventilation and shall be

designed so that the area above it can be used for an unobstructed level open terrace.

- 2301.3 A parking garage erected, altered, converted, or reconstructed as a principal use shall have no vehicular entrance or exit nearer than forty feet (40 ft.) to a street intersection as measured from the intersection of the curb lines extended. The entrance or exit to the garage shall be accessible and, when it opens onto an alley, the entrance or exit shall be set back at least twelve feet (12 ft.) from the center line of the alley.

2302 PUBLIC STORAGE, GARAGES, REPAIR GARAGES, MECHANICAL PARKING GARAGES, AND GASOLINE SERVICE STATIONS

- 2302.1 A public storage garage, repair garage, mechanical parking garage, or gasoline service station established or enlarged in any district except in the C-M or M districts shall be subject to the special provisions set forth in this section.
- 2302.2 No portion of the structure or premises to be used for any of the uses listed in §2302.1 shall be located within twenty-five feet (25 ft.) of a Residence district unless separated from that Residence district by a street or alley.
- 2302.3 No use listed in §2302.1 shall have a vehicular entrance or exit connected with a street at a point closer than twenty-five feet (25 ft.) to any Residence district existing at the time the use is established, unless separated from the Residence district by a street or alley.
- 2302.4 No driveway of any entrance or exit to any use listed in §2302.1 shall be closer than forty feet (40 ft.) to a street intersection as measured from the intersection of the curb lines extended.
- 2302.5 Except in a C-M or M district, all grease pits or hoists constructed or established as part of a use listed in §2302.1 shall be within a building.

2303 PARKING LOTS

- 2303.1 A parking lot in any district shall conform to the following special provisions:
- (a) All areas devoted to driveways, access lanes, and parking areas shall be paved and maintained with bituminous concrete or brick materials, or a combination of these materials or other material approved by the District of Columbia Department of Public Works as structurally equivalent or better, which form an all-weather impervious surface, and which is a minimum of four inches (4 in.) in thickness.

- (b) The parking lot shall be designed so that no vehicle or any part of a vehicle projects over any lot line or building line;
- (c) No other use shall be conducted from or upon the premises, and no structure other than an attendant's shelter shall be erected or used upon the premises unless the use or structure is otherwise permitted in the district in which the parking lot is located;
- (d) No vehicular entrance or exit shall be within forty feet (40 ft.) of a street intersection as measured from the intersection of the curb lines extended: and
- (e) Any lighting used to illuminate a parking lot or its accessory buildings shall be arranged so that all direct rays of the lighting are confined to the surface of the parking lot.
- (f) The parking lot shall be kept free of refuse and debris and shall be landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance. Landscaping with trees and shrubs shall cover a minimum of five percent (5%) of the total area of the parking lot, or an area as determined by the Board of Zoning Adjustment for a parking lot otherwise requiring Board approval.

2303.2 In addition to the provisions of §2303.1, a parking lot located in an R-1, R-2, R-3, R-4 or R-5-A District, and a parking lot located in any other district where such parking lot is contiguous to an R-1, R-2, R-3, R-4 or R-5-A District, shall be screened from all contiguous residential property located in R-1, R-2, R-3, R-4 or R-5-A District by a solid brick or stone wall at least twelve inches (12 in.) thick and forty-two inches (42 in.) high or by evergreen hedges and/or evergreen growing trees which are thickly planted and maintained and are at least forty-two inches (42 in.) in height when planted.

- (a) The parking lot shall be screened from all contiguous residential property located in an R-1, R-2, or R-3 district by a solid masonry wall at least twelve inches (12 in.) thick and forty-two inches (42 in.) high; and
- (b) All parts of the lot not devoted to parking areas, driveways, access lanes, attendant's shelter, or required screening walls shall be kept free of refuse and debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition, and in a neat and orderly appearance.

2303.3 If approved by the Board of Zoning Adjustment, the conditions set forth in §2303.2 may be waived or modified.

2303.4 Before authorizing a waiver or modification, the Board shall give consideration to the following:

- (a) The adequacy of protective and screening walls located on adjacent residential property;

- (b) Topographic and traffic conditions; and
- (c) Any adverse effect the requested waiver or modification of standards may have on adjacent residential property.

2303.5 The Board may require any special treatment of the premises that it deems necessary to protect the value of adjacent property.

2304 DRIVE-THROUGH USES

2304.1 A driveway serving as a vehicle queuing lane for a drive-through shall conform to the standards set forth in this section.

2304.2 The queuing lane shall provide a minimum of five (5) queuing lane spaces before the first service location and one (1) queuing lane space after the last service location before entering public space.

2304.3 Each queuing space shall be a minimum of ten feet (10 ft.) in width by nineteen feet (19 ft.) in length and shall constitute an exclusive queuing lane.

2304.4 The queuing land shall not be the only entry or exit lane on the premises.

2304.5 The queuing lane shall be paved and maintained with materials which form an all-weather impervious surface.

2304.6 No vehicular entrance or exit shall be within forty feet (40 ft.) of a street intersection as measured from the intersection of the curb lines extended.

2304.7 Any lighting used to illuminate the queuing lane shall be so arranged that all direct rays of that lighting are confined to the surface of the queuing lane.

2399 DEFINITIONS

2399.1 The provisions of §199 of chapter 1 of this title, and the definitions set forth in that section, shall be incorporated by reference in this section.